

CITY OF CHANDLER INFILL INCENTIVE GUIDE

Chandler Infill Incentive Plan

The primary focus of the Infill Incentive Plan is the redevelopment of all or a significant portion of existing commercial centers in order to introduce new and/or additional uses such as residential or office components. This focus recognizes that, in particular areas of the City, commercial uses may no longer represent the highest and best use of these properties, and that redevelopment or reuse of these sites can introduce new activity that will positively impact the community.

Funding

City participation in any Infill Incentive Plan project is anticipated to be in the form of reimbursements for costs such as the demolition of existing commercial space and/or providing the public infrastructure necessary to accommodate new uses on the site.

Projects that upgrade the appearance of older, existing retail centers and lower retail vacancy rates can be considered. However, the project must have the participation of all owners at the commercial center, provide marketable improvements and be determined to be necessary in order to retain or secure a quality tenant as identified by the Economic Development Division.

Funding is subject to Chandler City Council approval at the beginning of each fiscal year. Given the possibility of competition in the allocation of funds, priority is given to projects that propose the complete redevelopment and reuse of an existing center over those that simply renovate existing space.

The reimbursement amount cannot exceed the estimated direct fiscal benefit to the City over the term of the agreement. An economic and fiscal impact analysis will be conducted to quantify the direct fiscal benefit.

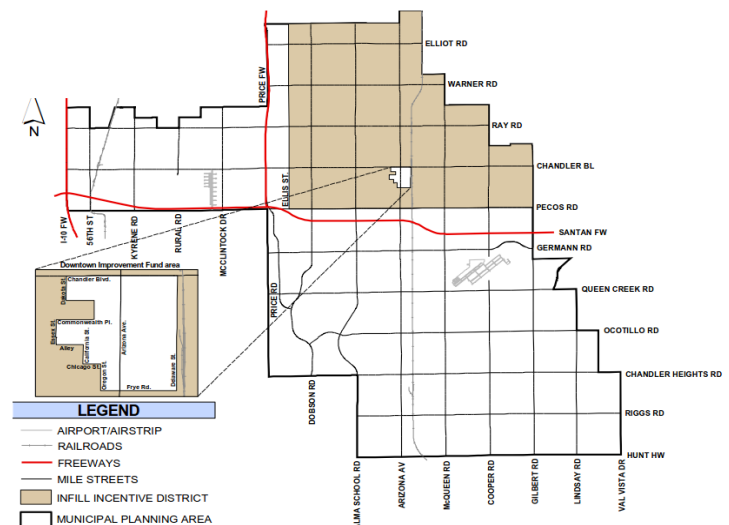
Chandler Infill Incentive Plan Goals

- Decrease the supply of available retail square footage, thereby increasing the demand for the remaining commercial space.
- Leverage and enhance previous and current investments.
- Encourage the renovation and/or redevelopment of surrounding properties, which would spur new economic activity.
- Bring new residents and/or employees to older commercial areas, which supports the remaining commercial properties.
- Provide additional office space that would enable the City to recruit new employers.

What Properties Are Eligible?

- Existing retail buildings or centers within the designated Infill Incentive Plan area. The property owner or their representative must be the applicant for the program.
- A retail center with a vacancy rate at least fifty (50) percent higher than the overall average vacancy rate for retail centers citywide, or be a minimum of fifteen (15) years old.
- In the event of competition for the allocation of funds, priority will be given to projects that propose the complete redevelopment or reuse of an existing center.

Commercial Reinvestment Area



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Compatibility With the Adaptive Reuse Program

The purpose of the Adaptive Reuse Program is to encourage and facilitate the reuse of existing commercial buildings/properties that are underutilized or underperforming.

Typical Development Challenges

- Building setback requirements
- Minimum parking requirements
- Parking location
- Mechanical screening
- Signage

Adaptive Reuse Program Objectives

- Stimulate reinvestment in established areas
- Support the development of local businesses
- Generate jobs for Chandler residents
- Generate tax revenues to support City services
- Support neighborhood revitalization by providing services nearby
- Support sustainability by making use of existing building materials

Types of Adaptive Reuse Projects

- Change in use from residential to commercial
- Change from one type of commercial to another
- Reactivation of a building that has been vacant
- Small scale infill (or an addition) on an existing, small site
- Redevelopment of an older shopping center to mixed use

Qualification Criteria

- Building Age: Built before 1990, and
- Building Size: Less than 15,000 square feet (including any proposed additions), and/or
- Lot Size: 30,000 square feet or less
- Zoning: Commercially zoned property within the program area

Commercial buildings that qualify for the City of Chandler's Adaptive Reuse Program and that are within the boundaries of the Infill Incentive Plan area may be considered for assistance through both programs. The proposed modifications should lead to making the building more marketable, leading to lower vacancy rates or the attraction of new, unique users to the market.

About Chandler

Located in the southeast portion of Metropolitan Phoenix, Chandler is a community of nearly 268,000 residents. The City is easily accessible by major freeways, including the US 60 Superstition Freeway, Interstate 10, Loop 202 San Tan Freeway and Loop 101 Price Freeway.

2020 Population	281,520
2025 Projection	304,845
Population under 25	36.3%
Median Age	36
Median Household Income	\$86,658
Residents with Some College	76.4%
Municipal Planning Area	71.5 square miles

Source: ESRI Business Analyst, 2020

Infill Incentive Plan Area Highlights

The Infill Incentive Plan area encompasses approximately 18 square miles in northeast Chandler and features an attractive business environment, including:

- Population of over 112,000
- Nearly 42,000 households
- Median household income above \$67,000
- Well-educated - 68% of residents have attended college

Source: ESRI Business Analyst, 2020

For Additional Information

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